

UNITED STATES BANKRUPTCY COURT  
 DISTRICT OF NEW JERSEY

In Re:  
 Adelina Fairman

Case No.: 22-12269 MBK  
 Chapter: 13  
 Judge: Kaplan

**NOTICE OF PROPOSED PRIVATE SALE**

Adelina Fairman, Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: 402 East State Street  
 Trenton, N.J. 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan on 6/22/2022 at 9:00 a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 East State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 8 Mill Street, Southampton, NJ 08088

Proposed Purchaser: Kenneth and Ashley Leach

Sale price: \$200,000.00

☐ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Douglas Groff

Amount to be paid: 6%. 3% from each side, 3% from the buyer and 3% from the seller

Services rendered: Selling of the property, 8 Mill Street, Southampton, NJ 08057

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Law Offices of Lee M. Perlman

Address: 1926 Greentree Road, Suite 100, Cherry Hill, NJ 08003

Telephone No.: 856-751-4224

In re:  
Adelina Fairman  
Debtor

Case No. 22-12269-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: May 18, 2022

User: admin  
Form ID: pdf905

Page 1 of 3  
Total Noticed: 27

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
++	Addresses marked '++' were redirected to the recipient's preferred mailing address pursuant to 11 U.S.C. § 342(f)/Fed. R. Bank. P. 2002(g)(4).
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.

### Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 20, 2022:

Recip ID	Recipient Name and Address
db	+ Adelina Fairman, 431 Carranza Rd, Vincentown, NJ 08088-9310
sp	+ Douglas Groff, 8 Mill Street, Vincentown, NJ 08088-8824
519536257	+ Account Resolution Services, Attn: Bankruptcy, Po Box 459079, Sunrise, FL 33345-9079
519536260	+ Emrg Phy Assoc of S Jersey, PC, PO Box 740021, Cincinnati, OH 45274-0021
519536262	+ Hayt, Hayt & Landau, LLC, PO Box 500, Eatontown, NJ 07724-0500
519536264	+ KML Law Group, PC, 701 Market St, Ste 5000, Philadelphia, PA 19106-1541
519536269	+ Nudelman, Klemm & Golub, 425 Eagle Rock Ave, Ste 403, Roseland, NJ 07068-1717
519536276	++ STATE OF NEW JERSEY, DIVISION OF TAXATION BANKRUPTCY UNIT, PO BOX 245, TRENTON NJ 08646-0245 address filed with court:, State of New Jersey, PO Box 283, Trenton, NJ 08602

TOTAL: 8

### Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	May 18 2022 20:36:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreregion03.ne.ecf@usdoj.gov	May 18 2022 20:36:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
cr	+ Email/Text: bankruptcynotice@franklincredit.com	May 18 2022 20:36:00	DEUTSCHE BANK NATIONAL TRUST COMPANY, RAS Citron LLC, 130 Clinton Road, Suite 202, Fairfield, NJ 07004-2927
519536257	^ MEBN	May 18 2022 20:33:46	Account Resolution Services, Attn: Bankruptcy, Po Box 459079, Sunrise, FL 33345-9079
519547423	Email/PDF: MerrickBKNotifications@Resurgent.com	May 18 2022 20:42:03	Advanta Bank Corporation, Resurgent Capital Services, PO Box 10368, Greenville, SC 29603-0368
519536258	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	May 18 2022 20:42:08	Capital One, Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
519540756	+ Email/Text: mrdiscen@discover.com	May 18 2022 20:36:00	Discover Bank, Discover Product Inc, PO BOX 3025, New Albany, OH 43054-3025
519536259	+ Email/Text: mrdiscen@discover.com	May 18 2022 20:36:00	Discover Financial, Attn: Bankruptcy, Po Box 3025, New Albany, OH 43054-3025
519536261	+ Email/Text: mortgagebkc Correspondence@bofa.com	May 18 2022 20:36:00	FIA Card Services, N.A., PO Box 982284, El Paso, TX 79998-2284
519536263	Email/Text: sbse.cio.bnc.mail@irs.gov	May 18 2022 20:36:00	Internal Revenue Service, Centralized Insolvency Operations, PO Box 7346, Philadelphia, PA 19101-7346
519536265	+ Email/Text: bankruptcydpt@mcmcg.com	May 18 2022 20:36:00	Midland Fund, Attn: Bankruptcy, 350 Camino De

District/off: 0312-3

User: admin

Page 2 of 3

Date Rcvd: May 18, 2022

Form ID: pdf905

Total Noticed: 27

			La Reine Ste 100, San Diego, CA 92108-3007
519536267	+ Email/Text: nsm_bk_notices@mrcooper.com	May 18 2022 20:36:00	Mr. Cooper, Attn: Bankruptcy, 8950 Cypress Waters Blvd, Coppell, TX 75019-4620
519536268	+ Email/Text: nsm_bk_notices@mrcooper.com	May 18 2022 20:36:00	Mrc/united Wholesale M, Attn: Bankruptcy, P. O. Box 619098, Dallas, TX 75261-9098
519536270	+ Email/Text: BKEBN-Notifications@ocwen.com	May 18 2022 20:36:00	Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409-6493
519561306	Email/Text: BKEBN-Notifications@ocwen.com	May 18 2022 20:36:00	PHH Mortgage Corporation, Attn: Bankruptcy Department, PO Box 24605, West Palm Beach, FL 33416-4605
519536271	Email/Text: signed.order@pfwattorneys.com	May 18 2022 20:36:00	Pressler, Felt & Warshaw, LLC, 7 Entin Road, Parsippany, NJ 07054
519577301	Email/Text: bnc-quantum@quantum3group.com	May 18 2022 20:36:00	Quantum3 Group LLC as agent for, Velocity Investments LLC, PO Box 788, Kirkland, WA 98083-0788
519536274	+ Email/Text: bankruptcyteam@quickenloans.com	May 18 2022 20:36:00	Quicken Loans, Attn: Bankruptcy, 1050 Woodward Avenue, Detroit, MI 48226-3573
519548466	+ Email/Text: bankruptcyteam@quickenloans.com	May 18 2022 20:36:00	Rocket Mortgage, LLC f/k/a Quicken Loans, at. el, 635 Woodward Avenue, Detroit MI 48226-3408
519536275	Email/Text: cathy@scratchpay.com	May 18 2022 20:36:00	Scratch Financial, Attn: Compliance, 225 S Lake Ave, Ste 250, Pasadena, CA 91101
TOTAL: 20			

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
519536266	*+	Midland Fund, Attn: Bankruptcy, 350 Camino De La Reine Ste 100, San Diego, CA 92108-3007
519536272	*P++	PRESSLER FELT & WARSHAW LLP, 7 ENTIN RD, PARSIPPANY NJ 07054-5020, address filed with court., Pressler, Felt & Warshaw, LLC, 7 Entin Road, Parsippany, NJ 07054
519536273	*P++	PRESSLER FELT & WARSHAW LLP, 7 ENTIN RD, PARSIPPANY NJ 07054-5020, address filed with court., Pressler, Felt & Warshaw, LLC, 7 Entin Road, Parsippany, NJ 07054

TOTAL: 0 Undeliverable, 3 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 20, 2022

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 17, 2022 at the address(es) listed below:

Name	Email Address
Albert Russo	

District/off: 0312-3

User: admin

Page 3 of 3

Date Rcvd: May 18, 2022

Form ID: pdf905

Total Noticed: 27

docs@russotrustee.com

Ashley Pascuzzi

on behalf of Creditor Nationstar Mortgage LLC d/b/a Mr. Cooper ecfnotices@grosspolowy.com

Denise E. Carlon

on behalf of Creditor Rocket Mortgage LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com

Harold N. Kaplan

on behalf of Creditor DEUTSCHE BANK NATIONAL TRUST COMPANY hkaplan@rasnj.com informationathnk@aol.com

Lee Martin Perlman

on behalf of Debtor Adelina Fairman ecf@newjerseybankruptcy.com  
mcdoherty@ecf.courtdrive.com;hspivak@ecf.courtdrive.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 6